



*Brian Harkins
Estate Agents*

10 KILLIN PLACE, GREENOCK, PA16 9LF

OFFERS OVER £214,500

C/TAX BAND: D

3 BEDROOM HOUSE - SEMI-DETACHED

EPC

Early viewing of this beautifully presented Three Bedroom SEMI DETACHED VILLA is a must. This home has been extended by present owner and offers spacious interior accommodation. It has two reception rooms which makes it perfect for a family home and for entertaining. There is a monobloc double driveway to the front of the property and private gardens to the rear which has both decked area and large patio space with drying space.

There is a large welcoming entrance hallway which offers access via double glass doors into a bright, modern and spacious reception/lounge area. The lounge has a front facing window and carpeted throughout.

On the lower level of the property there is a second reception/dining room area. This room has double French doors leading into rear garden with dual windows allowing plenty of natural light to flow through the room. Laminate flooring runs throughout. From this room there is an archway leading the way into a modern fitted kitchen. The kitchen is made up of high gloss floor and wall mounted units with grey work surfaces and a black sink unit. It has integrated appliances including dishwasher, washing machine & fridge-freezer. It also boasts a built in microwave, electric oven and electric hob with extractor hood.

There is a cloakroom toilet on this level of the property with two piece suite, black gloss floating vanity unit and tiled floor.

Carpeted stairwell leading to upper level. There are three double bedrooms located here all tastefully decorated, one of which has laminate flooring and fitted double mirrored wardrobes.

The main bathroom is definitely a highlight of this home. It compromises of a stunning white corner whirlpool bath, double white vanity unit and a separate double walk in shower unit.

Further Large storage cupboard/home office.

Double Glazing and Gas Central Heating with upgraded radiators.

Lounge

18'3" x 12'8" (5.57 x 3.87)



Kitchen

12'5" x 7'10" (3.80 x 2.41)



Reception/Dining Room

14'7" x 12'3" (4.46 x 3.75)



WC



Bedroom 1

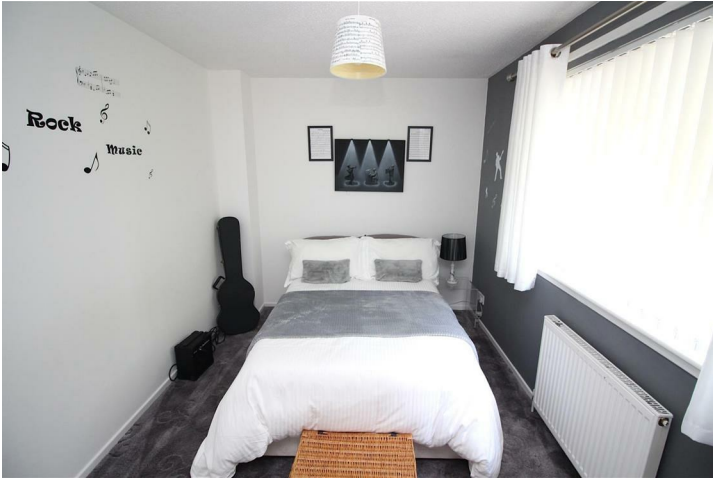
14'9" x 12'4" (4.52 x 3.77)



Bedroom 2
 12'7" x 7'10" (3.86 x 2.41)



Bathroom
 12'7" x 7'9" (3.85 x 2.37)



Bedroom 3
 10'4" x 8'2" (3.17 x 2.49)



Storage Cupboard/Home Office
 6'2" x 5'11" (1.88 x 1.81)

****MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Energy Efficiency Rating		
Not energy efficient - higher running costs		
Scotland	77	86
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Environmental Impact (CO ₂) Rating		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	74	84
EU Directive 2002/91/EC		

